

Complete Property Description

The following described real estate, situated in Chilton County, to wit:

A parcel of land in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 24 N, Range 13 E, Chilton County, Alabama, beginning at the intersection of the South side of County Highway 71 at a ditch; Said point being South 895 feet and East 505 feet from the NW corner of said section and run N 47 degrees, 49 minutes, 31 seconds E 286.67 feet to an existing iron pin; Thence S 50 degrees, 49 minutes, 22 seconds E 72.66 feet; Thence along a hillside ditch at the following bearings and distances; S 06 degrees, 42 minutes, 19 seconds W 67.34 feet; Thence S 21 degrees, 31 minutes, 18 seconds E, 57.85 feet; Thence S 22 degrees, 58 minutes, 02 seconds E 61.67 feet; Thence S 06 degrees, 19 minutes, 29 seconds W 57.21 feet; Thence S 53 degrees, 13 minutes, 44 seconds W 92.06 feet to an existing iron pin; Thence S 09 degrees; 50 minutes, 31 seconds E. 34.90 feet; Thence S 39 degrees, 09 minutes, 39 seconds E, 46.42 feet; Thence S 20 degrees, 12 minutes, 45 seconds E 69.35 feet; Thence S 26 degrees, 02 minutes, 41 seconds E. 69.67 feet to the centerline of a natural drainage ditch; Thence along said centerline at the following bearings and distances; N 67 degrees, 27 minutes, 37 seconds W 75.14 feet; Thence N 55 degrees, 38 minutes, 18 seconds W, 51.77 feet; Thence N 42 degrees, 59 minutes, 50 seconds W 182.40 feet to a grader blade; Thence N 27 degrees, 59 minutes, 30 seconds W. 169.29 feet to the Point of Beginning. All lying in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 24 N. Range 13 E. Chilton County, Alabama and containing 1.96 acres, more or less.

The property is conveyed subject to restrictive covenants made a part of the record and subject to all existing and recording easements.

This being the same property conveyed to Danny Kilgore Warranty Deed in Deed Book 0214, Page 082 and recorded August 25, 2000, in the Office of Probate Chilton County, Clanton, Alabama.

The property address is 312 County Road 771 Calera, Alabama. Property contains a structure that appears inhabitable. Property is in a residential zone.